



TECHNICAL STAFF REPORT
MAPLE LAWN FARMS – HARRIS TEETER
Planning Board Meeting of March 13, 2008

File No./Petitioner:

SDP-08-56, Maple Lawn HT, LLC

Project Name:

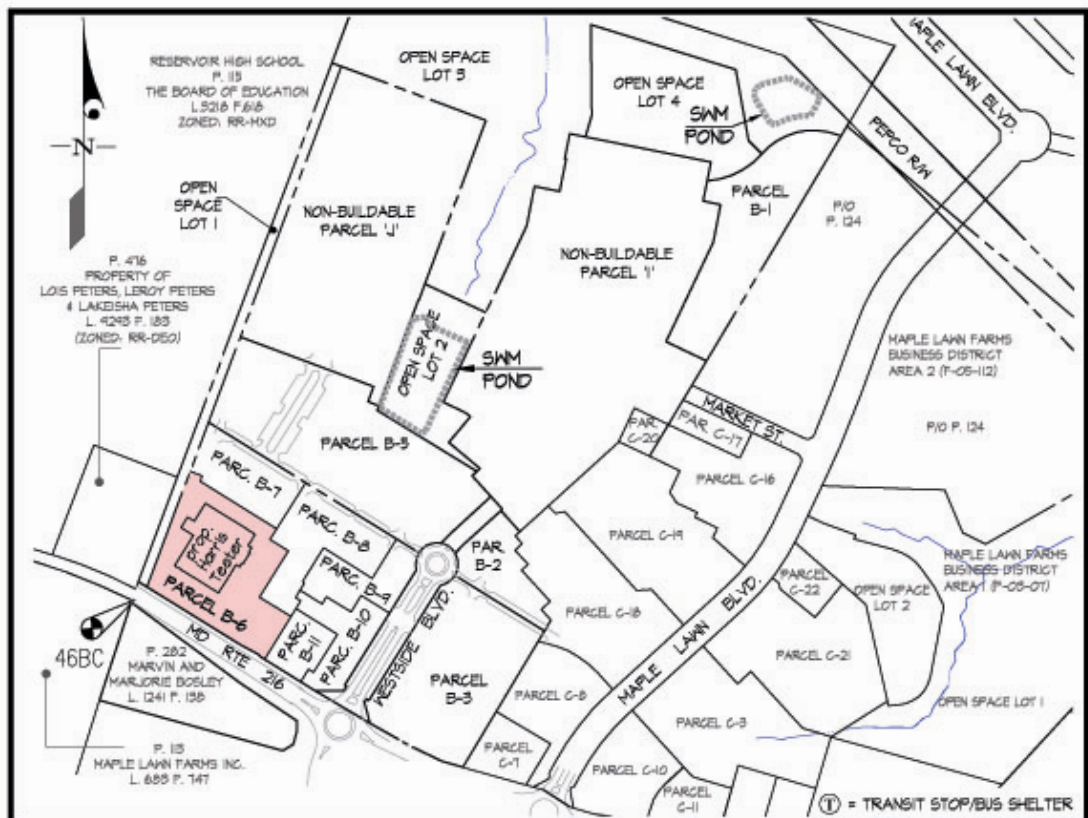
**Harris Teeter Store No. 323 at Maple Lawn Farms, Westside District,
Area 1, Parcel “B-6”, Retail Grocery Store**

Request:

The request is for approval of a site development plan (SDP) for the construction of a one-story retail grocery store and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The subject project contains approximately 4.2 acres of land from the 605.3 acre total tract area for Maple Lawn Farms and is zoned “MXD-3” (Mixed Use Development).

Location:

The proposed building is located on the northwest side of Westside Boulevard and Maryland Route 216, identified as Parcel “B-6” on Tax Map 46, Grid No. 3 in the Fifth Election District of Howard County, Maryland.



Vicinity Map

Vicinal Properties:

This site is located in the Westside District area of Maple Lawn Farms and is surrounded by the following:

North Side - Along the north side are unimproved future "Employment Use" parcels located within the same development.

East Side - Along the east side are unimproved future "Employment Use" parcels located within the same development and adjoining Parcel "B-11" which is proposed for a "Wachovia Bank" being processed under SDP-08-58. Further east is Westside Boulevard.

South Side - Along the south side is Maryland Route 216.

West Side - To the west is Parcel No. 476 zoned "RR-DEO" (Rural-Residential) and improved with a single family detached dwelling which is presently being used as group care facility. Also, along the west side is the Reservoir High School, Lime Kiln Middle School and the Fulton Elementary School campus.

Site History:

- **ZB Case No. 995M** for the Maple Lawn Farms PDP and Development Criteria was signed by the Zoning Board on February 8, 2001.
- **ZB Case No. 1039M** for an amended PDP to establish the MXD District for the former Wessel (Westside District) and Oliver Properties and for other PDP and Development Criteria revisions was approved by the Zoning Board on March 20, 2006.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **PB Case No. 378**, Amended CSP and Development Criteria for the entire 605.3 acre site to incorporate and establish land uses for the former Wessel (Westside District) and Oliver Properties and to revise the Development Criteria was approved by the Planning Board on January 25, 2007.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 8, 2001.
- **S-06-16**, Amended Sketch Plan for Maple Lawn Farms received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District received signature approval on September 12, 2007.
- **F-08-54 and F-08-55**, Final Plans to establish the Westside District, Area 1, Parcels B-1 thru B-5, Open Space Lots 1 thru 4 and Non-Buildable Parcels I, J and K received technically complete from the SRC on January 7, 2008.
- **F-08-105**, Final Plan to establish Parcels B-6 thru B-11 is presently in the plan review process.
- **WP-08-04**, Waiver Petition for a reduction of the 40 foot minimum public road frontage requirement for open space lots was approved by DPZ on August 8, 2007.

Site Analysis:

Site Improvements - This SDP proposes the construction of a one-story 22 foot high grocery store building approximately 243' x 253' in size with a gross floor area of 49,472 square feet and other site improvements including 518 parking spaces. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept. The main design concept is to provide an attractive urban streetscape by fronting the proposed buildings directly along the public streets with landscaped medians, sidewalks, street trees, enhanced landscaping

at the base of each building, street furniture and lighting to promote pedestrian oriented traffic, and to locate large parking areas away from public streets toward the side and rear of buildings.

Storm Water Management (SWM) - Storm water management for this project is provided by regional facilities constructed under Final Plans, F-03-07 and F-08-55.

Landscaping - The Landscape Plan for this project complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria approved under S-01-17, S-06-16 and PB Case Nos. 353 and 378.

Forest Conservation - This project phase addressed the forest conservation obligation requirements under the processing of Final Plan, F-08-54.

Adequate Public Facilities - This comprehensive project passed the tests for road adequacy under the Comprehensive Sketch Plans, S-01-17 and S-06-16.

Employment Use Development Criteria - This SDP is in compliance with all applicable requirements of the "Employment" Use Development Criteria approved under the amended CSP, S-06-16 and PB Case No. 378.

- **Setback Requirements** - The proposed structure complies with the minimum setback requirement of 50 feet from the boundary line along Maryland Route 216 and 10 feet from any other property line.
- **Permitted Land Uses** - The proposed retail grocery store is a permitted use for the "Employment" land use area of this "MXD" zoned project.
- **Height Requirement** - The MLF Development Criteria limits the maximum building height for "Employment" use to 120 feet high unless shown to be a greater height on an SDP approved by the Planning Board and commercial buildings located in the Westside District within 300 feet of Md. Route 216 shall not exceed two stories. The proposed building is one story high with a roof deck elevation of 22 feet and 39 feet to the top of the gable roof portion of the structure.
- **Lot Coverage** - There is no lot coverage requirement imposed on "Employment" land use areas per the MLF Development Criteria. The proposed total building coverage for this project is approximately 27.5 % of Parcel "B-6".
- **Parking Requirements** - The MLF Development Criteria requires a minimum of 5 parking spaces for each 1,000 square feet of net leasable floor area devoted to commercial retail sale uses. The total parking space requirement for this project is 226 spaces based on a net leasable floor area of 45,020 square feet. This SDP is providing a total of 227 parking spaces within Parcel "B-6" and a total overall parking space count of 518 spaces located within Parcels "B-6" thru "B-11". This project has a recorded shared access and parking agreement in place for Parcels "B-6" thru "B-11".
- **Floor Area Ratio (FAR) Requirements** - The maximum overall F.A.R.

limit for this development is 0.35 calculated on the total acreage for all “Employment” land use areas within the Maple Lawn Farms project. The tracking chart below provides the F.A.R. for this SDP and for all other SDP’s already processed within the “Employment” land use area up to this date for Maple Lawn Farms.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART			
DPZ File Number	Parcel Area	Floor Area	F.A.R.
SDP-04-44	4.40 acres (191,550 sq. ft.)	93,945 sq. ft.	0.49
SDP-04-96	3.17 acres (137,933 sq. ft.)	24,088 sq. ft.	0.17
SDP-05-08	3.20 acres (139,520 sq. ft.)	22,218 sq. ft.	0.16
SDP-05-36	4.24 acres (184,802 sq. ft.)	93,945 sq. ft.	0.51
SDP-05-47	5.58 acres (243,230 sq. ft.)	120,340 sq. ft.	0.49
SDP-06-67	4.78 acres (208,087 sq. ft.)	100,288 sq. ft.	0.48
SDP-06-148	8.54 acres (371,950 sq. ft.)	121,620 sq. ft.	0.33
SDP-07-02	7.36 acres (320,659 sq. ft.)	45,225 sq. ft.	0.14
SDP-08-56 (This SDP)	4.24 acres (184,615 sq. ft.)	49,472 sq. ft.	0.27
Total to Date	45.51 acres (1,982,346 sq. ft.)	671,141 sq. ft.	0.34
Total Employment Area to be Recorded	122.0 acres	N/A	N/A

Planning Board Criteria:

This SDP is in compliance with the five Planning Board criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations as follows:

- 1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed building and other site improvements is consistent and in compliance with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a “Traditional Neighborhood Design” (TND) development.

- 2. Satisfies the applicable requirements of Section 127.E.3.**

This SDP satisfies the applicable requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board’s approval decision of the CSP and the Development Criteria. The Planning Board approved the original CSP and Development Criteria under PB Case No. 353 on July 11, 2001 and the amended CSP and Development Criteria under PB Case No. 378 on January 25, 2007. The Planning Board reserved the authority to review and approve site development plans for all “Employment” use development for the Maple Lawn Farms project as required under the Planning Board’s Decision and Orders for PB Case Nos. 353 and 378.

- 3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The developer proposes to install landscaping for this project beyond what is mandated by the Howard County Landscape Manual and the MLF Landscape Design Criteria. The western external perimeter located adjacent to the existing off-site residential property and the Howard County School Campus is to be heavily landscaped with a mixture of

shade, ornamental and evergreen trees under the processing of Final Plan, F-08-54 and this SDP in accordance with the approved MLF Landscape Design Criteria and the Howard County Landscape Manual. The Md. Route 216 perimeter is to be landscaped with a mixture of shade trees, shrubs, street trees and a grade difference of at least 3 feet under the processing of F-08-54 and this SDP. Therefore, the external perimeter landscaping along with the streetscape planting for Md. Route 216 and Westside Boulevard, the required internal parking lot island landscaping, and the shrub planting located at the base of the building will provide an attractive site design and provide an effective landscape buffer for this site.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP and the processing of Final Plan, F-08-54 will provide the landscaping and other site amenities including benches, landscape lighting, planters and pedestrian walkways as part of the development of this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-08-54 and other approved or future SDP's will provide the pedestrian circulation system throughout the entire development including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks and crosswalks will be provided along Md. Route 216 and the Westside Boulevard adjacent to the proposed building in accordance with approved Final Plan, F-08-54 with additional sidewalks to be installed within Parcel "B-6" as part of this SDP.

SRC Action:

On February 15, 2008, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

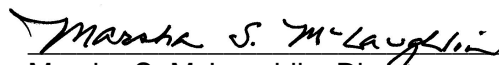
Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-08-56. All remaining SRC agency comments have been resolved except for completion of general notes on the plan to add the final plat recording number and the recording of final plats, F-08-54 and F-08-105.

02/29/08

Date



Marsha S. McLaughlin, Director
Department of Planning and Zoning



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT. 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R

PREPARED FOR:
MAPLE LAWN HT. LLC. (Owner)
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

EXHIBIT		
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 Parcel B-6 thru B-11 PLAT No. _____, TAX MAP PARCEL No. 116 HOWARD COUNTY, MARYLAND		
ELECTION DISTRICT No. 5		

SCALE	ZONING	G. L. W. FILE No.
NTS	MXD-3	07064
DATE	TAX MAP - GRID	SHEET
FEB/2008	41-21&22 46-3	1 OF 1

EXTERIOR LIGHTING NOTES:

1. A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOGRAPHIC TEST REPORT.
2. LIGHT TRANSPASSED INTO A PROPERTY IN THE 100' ZONING DISTRICT, OR ONTO A PROPERTY IN THE MHD DISTRICT DETERMINED FOR DEVELOPMENT OF NEIGHBORING LANDS, SHALL BE LIMITED TO 40 FOOT CANDLEPS.

300'

40%

495.1

MEX.

PROPOSED 2 FT. CONTOUR LINE (5/4)

PROPOSED INTERMEDIATE SLOPE PAVEMENT CONSTRUCTION

PROPOSED SPOT ELEVATION

MATCH EXISTING

EXISTING STORY DRAIN

PROPOSED STORM DRAIN

1' MANHOLE
1' INLET
5' STUB

EXISTING SANITARY SEWER

8% (5/4)

8% (5/4)

PL. 8/4

SANITARY SEWER (PRIVATE)

WATERLINE (PUBLIC)

FIRE HYDRANT

EXISTING FIRE HYDRANT

NEW FIRE HYDRANT

EXISTING GAS & BUTTER

FUTURE GAS & BUTTER

PROPOSED ASPHALT ROAD (TEMPORARY, DET. 5/4)

CONCRETE CURB & GUTTER (SPLIT, 15')

GUTTER

FACE OF CURB

BACK OF CURB

EDGE OF PAVING

CONCRETE/RETAINING SIDEWALK (DET. 2/4)

EASEMENT AREA (SHADED)

(A)

NUMBER OF PARKING SPACES

EXISTING LIGHT FIXTURES & POLES

PROPOSED LIGHT FIXTURES & POLES

FOREST CONSERVATION AREA

LIMIT OF GRADING DISTURBANCE

EXISTING BASE POLE

1. UNLESS NOTED OTHERWISE, PROPOSED SLOPE ELEVATIONS ALONG THE CONCRETE GRIDS 4' CENTER AND TO THE FLUSH LINE TOPS OF GRIDS AT THE PC/SPT'S, CORNERS AND TERMINALS.
2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
3. ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE DRAIN IS PRIVATELY MAINTAINED EXCEPT FOR THE MAIN DRAIN AND THE DRAIN TO THE PUMP HOUSE. THE PUMP HOUSE DRAIN IS A UTILITY SEWERMENT. ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED EXCEPT THE PORTION AND THE PUMP HOUSE DRAIN WHICH ARE UTILITY SEWER.
4. FOR INFORMATION ON THE PUBLIC PORTION OF THE ON-SITE DRAIN AND SEWER LINE, SEE DPA CONTRACT NO. 24-045-03.
5. UNLESS NOTED OTHERWISE, ALL PAVEMENT THICKNESS ARE TO THE FACE OF STRUCTURE (SLAB, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR PARALLEL BETWEEN LINES UNLESS NOTED OTHERWISE.
6. ALL CURB RACHI ARE 5' OF PAVEMENT GRIDS 1' FLUSH LINE UNLESS NOTED OTHERWISE.
7. THE BALLAST IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSOR SYSTEM. THE BALLAST NORTH METER IS LOCATED NEAR THE BUILDING.

Director _____ Date _____

Chief, Division of Land Development _____ Date _____

Chief, Development Engineering Division Date

GLW Guteschick Little & Weber, Inc.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
1809 NATIONAL DRIVE - SUITE 200 - BURLINGTON, ONTARIO L7R 4K1

TEL: 301-421-4024 BAL: 410-899-1820 DC/VA: 301-800-2524 FAX: 301-421-4180

[illegible]

PREPARED FOR:
MAPLE LAWN HT. LLC. (Owner)
SUITE 300 WOODHOLME CENTER
1829 PEISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2008

SITE DEVELOPMENT PLAN

MAPLE LAWN FARMS
WESTSIDE DISTRICT - AREA 1
 Parcel B-6 (Harris Tooter Store No. 323)
 FLAT No. _____, TAX MAP PARCEL No. 106

SCALE 1"=30'	ZONING MXD-3	G. L. W. FILE No. 07064
-----------------	-----------------	----------------------------

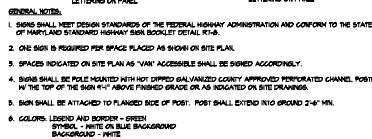
DATE	TAX MAP - GRID	SHEET
FEB/2008	41-21&22 46-3	2 OF 11

ELECTION DISTRICT No. 5

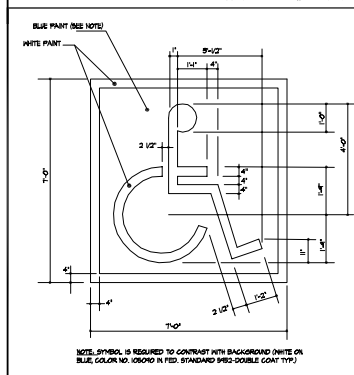
HOWARD COUNTY, MARYLAND

**PRIVATE ACCESS ROAD
(WEST)**

FD-36 (Rev. 5-22-64)



NO SCALE



NO. 52-N-11



ELECTION DISTRICT No. 5

52.41 E. $1^{\circ} \pm 30'$

SHEET
3 OF 11

L:\CADD\DRAWINGS\03067\07064\SIP\07064-SIP.dwg	DES. MBT	DRN. KLP	CHK. CK
--	----------	----------	---------

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 13975
EXPIRATION DATE: MAY 26, 2008